

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
221 N. FIGUEROA STREET
LOS ANGELES, CA 90012-2601

CITY PLANNING
COMMISSION

ROBERT L. SCOTT
PRESIDENT

ANTHONY N.R. ZAMORA
VICE-PRESIDENT

LES HAMASAKI

MARNA SCHNABEL

PETER M. WEIL

COMMISSION
EXECUTIVE ASSISTANT
(213) 580-5234



RICHARD J. RIORDAN
MAYOR

EXECUTIVE OFFICES
16TH FLOOR

CON HOWE
DIRECTOR
(213) 580-1160

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 580-1163

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 580-1165

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 580-1167

FAX: (213) 580-1176

INFORMATION
(213) 580-1172

RECEIVED

OCT 15 1996

October 1, 1996

Ms. Carolyn Badenhausen, Director
Department of Housing and Community Development
Housing Policy Development Division
1800 Third Street, Room 430
Sacramento, CA 94252-2053.

Dear Ms. Badenhausen:

**ANNUAL PROGRAMS EVALUATION REPORT FOR PERIOD JULY 1, 1994
THROUGH JUNE 30, 1995.**

Enclosed is the Final Report of the City of Los Angeles Housing Element Annual Programs Evaluation Report for the period July 1, 1994 through June 30, 1995, replacing the earlier draft version that was transmitted to you on July 10, 1996.

Should you have any questions or require further clarifications on this matter, please contact Ms. Sarah Rodgers or Andrew Bangali- Pessima at (213) 237-0136.

Sincerely,

Con Howe
Director of Planning

R. Ann Siracusa
Principal City Planner, Citywide Planning Division.

CITYWIDE PLANNING DIVISION
221 SOUTH FIGUEROA STREET
LOS ANGELES, CA 90012
(213) 237-0127 FAX: (213) 237-0141



**ANNUAL PROGRAM EVALUATION
CITY OF LOS ANGELES HOUSING ELEMENT**

October 1, 1996

Period Covered July 1, 1994 to June 30, 1995

PROGRESS IN MEETING REGIONAL NEEDS

The 5-year (1989-1994) goal for the construction of new housing for all income groups in the City of Los Angeles was projected at 129,100 dwelling units and distributed among various income categories as follows:

Very Low Income	19,804
Low Income	30,803
Moderate Income	24,882
Above Moderate	53,111

Total	128,600
-------	---------

For the period under review, a total of 1,683 new dwelling units were constructed. A break down of these construction activities included 596 single family, 106 duplexes, 14 condominiums and 967 multiple family dwelling units. It is also reported that approximately 869 dwelling units were demolished. Therefore, there was a net gain of 814 dwelling units.

The Los Angeles Housing Department (LAHD) reports that it subsidized the construction of 815 new dwelling units.

The housing conservation goals (by dwelling units) for the 5-year period by income category are as follows:

Very Low Income	5,984
Low-Income	2,993
Moderate Income	997
Above Moderate	none

Total	9,974
-------	-------

Public Housing in Los Angeles is provided by the Housing Authority of the City of Los Angeles (HACLA), which reports that 25 new multi-family dwelling units were constructed and a total of 663 dwelling units were either completely or partially rehabilitated, comprising of 165 and 498 units, respectively, during the reporting

period. HACLA also issued 838 Section 8 certificates or vouchers for the period under review. It is important to note, however, that the entire HACLA subsidy that is designated for that is meant to provide housing for the low and very low-income residents.

The Community Redevelopment Agency(CRA) financed the construction of 519 new dwelling units during the same period. The CRA also utilizes tax exempt financing to rehabilitate existing buildings. The Agency financed the conservation of 605 dwelling units during the reporting period. To date, a total of 2,026 units have been rehabilitated under this program since 1993.

The Federal HOME and Community Development Block Grant (CDBG) fundings which are administered by LAHD are used both to conserve affordable housing opportunities and to assist in the purchase and rehabilitation of existing buildings. Under these programs, approximately 2504 dwelling units were subsidized for both major and minor rehabilitations.

The Rent Stabilization Ordinance which is meant to conserve affordable housing stabilizes the cost of rent for tenants. Stabilized units (built before 1978) constitute 64% of the total rental housing stock or about 452,000 units. A study prepared for the Los Angeles Housing Department by the law firm of Hamilton, Rabinovich, and Alschuler estimated that city tenants saved \$43 million in 1993 alone under this Ordinance.

PROGRESS TOWARD MEETING REHABILITATION AND CONSERVATION OBJECTIVES

The housing rehabilitation goals for the 5-year period by income category are as follows:

Very Low Income	10,536
Low Income	6,146
Moderate Income	878
Above Moderate	none
Total	17,560

The Los Angeles Housing Department reports that 1138 dwelling units were rehabilitated during the reporting period. The Community Redevelopment Agency has also rehabilitated dwelling units during the reporting period, but the data is not yet available.

EARTHQUAKE DAMAGE - January 1994

The City's progress in providing sufficient affordable housing suffered a setback on January 17, 1994 with the Northridge earthquake. As a result of this earthquake over 65,294 dwelling units were damaged or destroyed and approximately 19,000 dwelling units became uninhabitable. The LAHD identified 17 areas that have been termed "ghost towns" in the San Fernando Valley. Section 8 housing vouchers were issued by the Housing Authority of the City of Los Angeles to 10,485 households for an 18-month rental period.

Following the disaster, the Federal Emergency Management Agency(FEMA) acted as lead agency. It co-ordinated operations of the emergency efforts and funded several disaster assistance centers in concert with local agencies. Financing packages from both public and private sources were assembled for the reconstruction. The Small Business Administration (SBA) and the U.S. Department of Housing and Urban Development (HUD) collaborated with private lenders to provide financing for the reconstruction of 50,000 units. HUD allocated \$322 million to the City to fund the repair of properties that were not within the scope of SBA assistance.

The Building and Safety Department inspected 330,000 homes subsequent to the earthquake. The City Planning Department expedited permit processing procedures and waived some fees. It allowed non-conforming uses to be rebuilt with the prior type of land use.

PROGRAMS RELATED TO PRODUCTION*

PROGRAM DESCRIPTION - P-1

Bond Financing for Ownership Units: Continue bond financing for ownership units; work with FNMA and other credit enhancers to develop a new lending pool for homeownership.

Responsible Agencies:	CRA **, LAHD
Financing:	Tax Exempt Bonds, FNMA
Objective:	LAHD: Issue \$70 million in mortgage revenue bonds to finance homes for 650 moderate income families annually. CRA: Finance 50 units (50% low and 50% moderate income) annually.

P-1 PROGRAM EVALUATION

Fifty-five units were funded by L.A.H.D. at 4 sites. A citywide strategy should be developed using multiple financing sources to fund 50 additional units each year. The CRA did not issue any new bond issues during the reporting period. However, this is an ongoing program.

PROGRAM DESCRIPTION - P-2

Conventional Housing Program: Continue to maintain 21 public housing developments with a total of 8,760 rental units and a population of approximately 31,000 low income families, senior citizens, and disabled/handicapped persons. Expand new housing opportunities.

Responsible Agency:	HACLA **
Financing:	Housing Authority Funds
Objective:	Build 35 low income dwelling units annually.

P-2 PROGRAM EVALUATION

Thirty-two dwelling units were completed from 10/1/93-6/30/95. The Department of Housing and Urban Development (HUD) recaptured \$25 million of the new housing funds which would have been used for the construction of 225 new housing units. This program is ongoing.

PROGRAM DESCRIPTION - P-3

Homeownership Loan Program: Provides mortgage loans to qualifying low and moderate income households to purchase condominiums built with agency assistance. Loans are secured by second deeds of trust and are assumable by subsequent qualified purchasers (may include land write downs, construction subsidies and/or secondary financing).

Responsible Agency:	CRA
Financing:	Tax increment funds
Objective:	Development of 446 new homeownership units for fiscal year July 94 through June 95

P-3 PROGRAM EVALUATION

The CRA has not funded any ownership units during this period as they are concentrating on rental units.

*The following City agency abbreviations are used in this report:

City Planning Commission - CPC
Los Angeles Housing Department - LAHD
Community Development Department - CDD
Community Redevelopment Agency - CRA
Housing Authority of the City of Los Angeles - HACLA

** The program lead agency is the first agency listed throughout the report.

PROGRAM DESCRIPTION - P-4

Congregate Services Program: Provides funding to enable frail elderly persons who live in federally assisted housing to live independently by retrofitting physical facilities and providing supportive services and service coordination.

Responsible Agency:	CDD
Financing:	CDBG
Objective:	Provide funds for at least 40 Very Low Income units annually.

P-4 PROGRAM EVALUATION

C.D.D. did not receive funding for this project.

PROGRAM DESCRIPTION - P-5

Family/Large Family Program: The Community Redevelopment Agency allocates housing funds to family/large family units.

Responsible Agency:	CRA
Financing:	Tax Increment Funds
Objective:	Assist in the new construction of 2,387 large family units between 89-92 and complete an additional 1,242 units by 6/94.

P-5 PROGRAM EVALUATION

No report has been received even though the CRA had anticipated the construction of 150 units for the period under review. The program is ongoing.

PROGRAM DESCRIPTION - P-6

Intergovernmental Assistance for Housing: Lobby for state and federal funding and favorable tax policies that encourage the rehabilitation and development of affordable housing.

Responsible Agency:	Office of the Chief Legislative Analyst
Financing:	Departmental budget
Objective:	Increase federal and state funds for housing.

P-6 PROGRAM EVALUATION

This is a continuing effort on the part of the CLA's office. Several bills in the State Legislature and U.S. Congress were supported by the City's lobbyists. A significant accomplishment was preserving HOME funding levels. This is an ongoing program.

PROGRAM DESCRIPTION - P-7

City-Owned Land Inventory: Develop an inventory of City-owned land that can be used for residential development.

Responsible Agencies:	Office of the City Admin. Officer, LAHD
Financing:	Departmental budget
Objective:	Develop listing of sites for possible residential development by 6/94.

P-7 PROGRAM EVALUATION

The Planning Department has received an incomplete listing of properties without zoning designation. This program should be completed in the near future and will be deleted from the Housing Element update.

PROGRAM DESCRIPTION - P-8

Multiple Family Demonstration Project: Develop a demonstration project which illustrates that higher density projects which are attractive, compatible with their adjacent neighborhoods and provide amenities are socially beneficial.

Responsible Agency:	LAHD
Financing:	Private sources, Community Development Block Grants, HOME
Objective:	Develop program and identify funding sources by 6/94.

P-8 PROGRAM EVALUATION

The Housing Department has published a pamphlet illustrating good multifamily design. This program will not be continued due to funding constraints.

PROGRAM DESCRIPTION - P-9

New Resources for Affordable Housing: Assess the feasibility of a range of potential new sources of revenues for affordable housing subsidy, including the following:

- 1) a one-time fee paid by owners of luxury apartment units to exempt their units from rent control;
- 2) sale of public assets such as tax-exempt bonds on the secondary market
- 3) utility franchise taxes;

Responsible Agency:	LAHD
Financing:	Department Budget
Objective:	Conduct a feasibility study and submit recommendations with an ultimate resource generation target of \$100 million annually by 6/94.

P-9 PROGRAM EVALUATION

The Housing Department has raised \$75 million in federal tax credits and \$2 million for Lead-Based paint abatement. They also received \$20 million under a homeless

initiative city designation. This is an ongoing program which has achieved some success and which will be continued.

PROGRAM DESCRIPTION - P-10

Tax Exempt Financing for Rental Housing: Program to finance the connection of very low and market rate rental units with tax exempt bonds.

Responsible Agency:	LAHD
Financing:	Tax exempt bonds
Objective:	Provide bond financing for approximately 120 very low income units and 300 market rate units annually.

P-10 PROGRAM EVALUATION

The Housing Department has funded the following housing with tax-exempt bonds:

- 320 single-family units (\$35 million)
- 2000 multifamily (\$15 million)
- 1600 multifamily units (refinanced) \$40 million.

This program is ongoing.

PROGRAM DESCRIPTION - P-11

Nonprofit Operating Support: A program to provide operating subsidies for six to ten nonprofit housing development organizations over a three-year period.

Responsible Agency:	CRA
Financing:	Tax Increment funds
Objective:	Provide funding for 6-10 organizations annually.

P-11 PROGRAM EVALUATION

The CRA provides operating subsidies to nonprofit housing development organizations. The Agency is currently supporting three nonprofit organizations but has indicated that this program will be terminated at the end of fiscal year 1996.

PROGRAM DESCRIPTION - P-12

Down Payment for First-Time Homeownership Program: The Housing Department (LAHD), in co-operation with private sector lenders, will develop a low down payment underwriting program for loans for first time home-buyers modeled after the FNMA Community Homeownership Program. This program will be designed to reduce qualifying incomes and credit required of home buyers and will provide soft second (deferred payment) mortgages for down payments.

Responsible Agency:	LAHD
Financing:	CDBG, HOME, Bond Proceeds
Objective:	Develop program guidelines and make approximately 100 loans to low and moderate income buyers annually.

P-12 PROGRAM EVALUATION

The Housing Department has issued 80 Mortgage Credit Certificates for first-time homebuyers. This program is recommended for continuation.

PROGRAM DESCRIPTION P-13

Target Site Acquisition Program: LAHD will, in cooperation with private lenders, develop a joint site acquisition program for both rehabilitation and construction of new affordable units in designated areas of the City. Responsibility for funding this program will be divided between the City and private lenders with the City providing 30% of loan funds and banks 70%.

Responsible Agency:	LAHD
Financing:	CDBG/HOME
Objective:	Develop program guidelines and operating procedure, identify properties and complete site acquisition of 5 properties annually.

P-13 PROGRAM EVALUATION

LAHD has acquired and developed 26 units under their Small Sites program utilizing \$2,757,280. Ten additional units received homebuyer mortgage assistance in the amount of \$385,990. The Department has also identified 100 vacant lots as potential development sites for single-family homes. LAHD is seeking to expand funding through secondary lenders like FNMA.

PROGRAM DESCRIPTION - P-14

Tax Waivers for Affordable Housing: Expedite Property Tax Waivers for Low Income Housing; California's Filante bill entitles nonprofit owners of low income housing to a waiver of property taxes on units whose tenants have qualifying incomes. However, many owners have encountered long delays in obtaining approval of these waivers. The City will work with the County Assessor's office to establish expedited processing of applications of Filante property tax waivers.

Responsible Agencies:	LAHD, County Assessor
Financing:	CDBG, HOME
Objective:	Develop and obtain approval of an expediting procedure and begin processing applications by 6/94.

P-14 PROGRAM EVALUATION

This program was completed.

PROGRAM DESCRIPTION P-15

Communities Program: Design a multi-cultural public education program to inform City residents about the positive ways in which more intense housing development supports community services, improved transit, and recreation in order to build public support for increased density and more affordable housing production.

Responsible Agencies:	LAHD, Planning Dept.
Financing:	Departmental Budget
Objective:	Develop program and identify funding by 10/93

P-15 PROGRAM EVALUATION

The formal program was not implemented by the Housing Department due to lack of funding.

PROGRAM DESCRIPTION P-16

Community Education Project: Develop a brochure providing consumer information regarding housing programs identified in the CHAS, including phone numbers; and study the potential of "warm lines" that provide recorded information to consumers regarding key housing programs and presentations to the community.

Responsible Agency:	LAHD
Financing:	Departmental Budget
Objective:	Design and study "warm-line" concept. Make presentations to communities by 10/93.

P-16 PROGRAM EVALUATION

The Housing Department public information section has conducted an educational program including presentations and assisting the public over the department "hot line" or in writing. This program will not be continued due to lack of funding.

PROGRAM DESCRIPTION - P-17

Long Term Affordability Standards: Establish long-term affordability standards citywide; develop a realistic and balanced affordability policy that adjusts consistently and clearly to the continuum of City assistance levels in affordable housing--from expediting to density bonuses to tax-exempt financing to deep subsidy. Policies will address ownership as well as rental housing.

Responsible Agency:	LAHD, CRA
Financing:	Departmental Budget
Objective:	Adopt Citywide standards by 10/93

P-17 PROGRAM EVALUATION

Long-term project agreements have been completed for HOME, CDBG, and Tax Revenue Bonds. An Affordable Housing Incentives Ordinance has been enacted into law which allows a 25% density bonus by right and offers additional incentives such as parking reductions. This program will not be continued as a separate program but will be changed to "Long Term Affordability Regulatory Agreement."

PROGRAM DESCRIPTION P-18

Bidder's Resource Conservation Priority Program: Provide priority status and points for bidders responding to housing RFP's who incorporate resource conservation measures in project designs.

Responsible Agency:	LAHD
Financing:	CDBG, HOME
Objective:	Incorporate criteria and investigate appropriate city policy regarding resource conservation in housing by 6/94.

P-18 PROGRAM EVALUATION

The Housing Department did not implement this program and has been deleted from the Consolidated Plan.

PROGRAM DESCRIPTION P-19

Linkage Fee: Enact a linkage ordinance assessing a housing mitigation fee on commercial, retail and industrial developments. This fee will be based on an already conducted nexus study which establishes that new commercial and industrial development creates a need for new affordable housing for new employees.

Responsible Agency:	LAHD
Financing:	Linkage Fees
Objective:	Complete the necessary studies and present to City Council by 6/93.

P-19 PROGRAM EVALUATION

Although the study was completed and is waiting for an appropriate time to take it to the City Council, LAHD which is the lead agency, had deleted the program from the CHAS.

PROGRAM DESCRIPTION - P-20

CRA Central Business District Tax Increment (CAP): The CRA will continue negotiations with the County of Los Angeles on an agreement to raise the cap on expenditures from revenues generated by the Community Redevelopment Agency's Central Business District redevelopment project. It is thus recommended that a significant portion of future revenues will be dedicated to affordable housing production.

Responsible Agency:	CRA
Financing:	Departmental Budget
Objective:	Conclude negotiations and develop allocation plan by 10/93.

P-20 PROGRAM EVALUATION

The CRA cap is presently the subject of litigation. The Agency has reached that "cap" as such, no money is available for future years.

PROGRAM DESCRIPTION P-21

HOME Program: Make available funds for multi-family rental housing construction and site acquisition, improvement and other expenses related to the provision of affordable housing.

Responsible Agency:	LAHD
Financing:	HOME
Objective:	The City anticipates receiving an allocation of approximately \$23 million. Support activities that will produce or preserve 850 new lower income units by 6/94.

P-21 PROGRAM EVALUATION

The Housing Department produced or preserved 1205 units. An additional 423 units were financed with CDBG and HOME funds authorized for Northridge earthquake recovery. This is an ongoing program.

PROGRAMS RELATED TO PRESERVATION

PROGRAM DESCRIPTION - P-22

Neighborhood Preservation Program: Administered directly by City staff, provides financial resources to rehabilitate single family homeownership and multifamily rental housing.

Responsible Agencies:

LAHD, HACLA

Financing:

Private sources, Community Development Block Grants, Section 8 Moderate Rehabilitation, Section 8 Substantial Rehabilitation (a limited program administered by the Housing Authority of the City of Los Angeles (HACLA), Section 312 Rehabilitation Loans, Section 510 Demonstration Loans, Seismic Safety Loans, Tax-Exempt Bond Financing

Objective:

Rehabilitate 1,265 units annually.

P-22 PROGRAM EVALUATION

The Housing Department rehabilitated 983 single and multi-residential units during the program year. Although short of the goal, good progress has been made this year, and the program will be continued.

PROGRAM DESCRIPTION - P-23

Homeowner's Encouragement Loan Program (HELP): Provides rehabilitation loans to owners of small residential buildings (one to four units) to correct code violations.

Responsible Agency:

LAHD

Financing:

CDBG

Objective:

Bring 100 single family units up to Code annually.

P-23 PROGRAM EVALUATION

The Housing Department repaired 29 units during the program year. This program will be continued depending on funding availability.

PROGRAM DESCRIPTION - P-24

Contract Agency Program: Provides the same services as the Neighborhood Preservation Program but is administered by private organizations under contract with the City.

Responsible Agency:	LAHD
Financing:	Federal funds
Objective:	Rehabilitate 300 units annually.

P-24 PROGRAM EVALUATION

Under contract with the City through the LAHD, nonprofit housing development organizations rehabilitated approximately 144 units under the HELP program. This program will be continued based on funding availability.

PROGRAM DESCRIPTION - P-25

HOPE Program: This program is targeted at combating poverty by establishing grant programs to provide multi- and single-family homeownership opportunities to existing tenants. Other programs provide aid for support services for the homeless, mentally ill, homeless substance abusers, families and the elderly.

Responsible Agencies:	LAHD, HACLA
Financing:	HOPE I, II, and III
Objective:	Apply for available funds by 6/94.

P-25 PROGRAM EVALUATION

The Housing Department received funding for a total of 57 scattered site homeowner units. This program will not be continued due to a lack of funding.

PROGRAM DESCRIPTION P-26

Residential Rehabilitation Loan Program: Makes funds available for the rehabilitation of lower income multi-family rental housing. The program is partially funded by the U.S. Department of Housing and Urban Development and requires matching funds from a private lender or the CRA as a last resort. The amount of each loan under this program and the repayment terms are based on project feasibility.

Responsible Agency:	CRA
Financing:	Community Development Block Grants
Objective:	Complete rehabilitation of 768 units through 1992 and an additional 717 units by 6/94.

P-26 PROGRAM EVALUATION

This is an ongoing program. A total of 2026 units have been assisted since 1993.

PROGRAM DESCRIPTION - P-27

Move-On Housing Program: Provides loans to developers who wish to purchase vacant and foreclosed properties (1-4 units), or who wish to move and rehabilitate buildings which will provide housing for low and moderate income households. The CRA finances the moving and construction costs, providing technical assistance as necessary. Developers must provide the lot, the building, and an equity contribution.

Responsible Agency:	CRA
Financing:	Tax increment funds
Objective:	Provide loans for 24 units annually

P-27 PROGRAM EVALUATION

The program is ongoing but the CRA has not yet reported on the number of completed units on a yearly basis.

PROGRAM DESCRIPTION - P-28

Seismic Safety Rehabilitation Loan Program: Provide financial assistance for the rehabilitation or acquisition and rehabilitation of residential hotels and unreinforced masonry buildings, including SRO units. The loan funds may be used to bring buildings into full compliance with the City's Earthquake Hazard Reduction Ordinance and to correct other code violations. Funds, such as McKinney funds, may also be used for improvements which increase the livability of the facilities. Loans are targeted to the Central City East area of the Central Business District as well as to projects located in other CRA Project and revitalization areas.

Responsible Agency:	CRA
Financing:	Tax increment funds
Objective:	CRA: Assist in the rehabilitation of 1,846 units for very low and low income households through 1992 and an additional 1,272 units by 6/94. Rehabilitate 200 SRO units annually.

P-28 PROGRAM EVALUATION

The CRA has not reported on the number of completed units for the period under review.

PROGRAM DESCRIPTION - P-29

Section 8 Housing Assistance Program: Provides housing assistance payments to private landlords on behalf of eligible families, senior citizens, homeless and disabled/handicapped persons.

Responsible Agency:	HACLA
Financing:	Section 8 funds
Objective:	Issue an average of 26,000 certificates and vouchers annually through 1992. Increase the number of Section 8 certificates by 10 percent or approximately 1,650 for 1993 and 1994 pending HUD authorization and funding.

P-29 PROGRAM EVALUATION

The number of certificates and vouchers increased to 29,543 as of March 31, 1995. This does not include the 18 month Section 8 certificates for the emergency earthquake housing. Extensions to June 30, 1996 have been received for the earthquake certificates. This program has been invaluable in providing affordable housing to many city residents and will be continued contingent upon funding availability.

PROGRAM DESCRIPTION - P-30

Expiring Affordability Requirements: These are for Bond Projects and other locally financed and subsidized affordable housing projects which are required to meet rent and mortgage restrictions for a limited period of time and then revert to market rate. To preserve affordability, the program will refinance and refund units for owners that are willing to maintain long term affordability standards.

Responsible Agencies:	LAHD, CRA
Financing:	Department Budget
Objective:	Establish a citywide strategy by 6/94.

P-30 PROGRAM EVALUATION

Refinancing has been completed for 2290 low and mixed-income units. The Housing Department has addressed the loss of affordable units through bond re-financing, the City prepayment program, and other funding sources. This is an ongoing effort and should be continued.

PROGRAM DESCRIPTION - P-31

CRA Central Business District (CBD) Replacement Housing Plan: Established in 1990, this plan requires that all projects by private developers which involve housing demolition must submit a replacement housing plan prior to receiving a demolition permit. For replacement housing that will be located in the CBD, the plan must include a rent structure that is affordable for not less than thirty years with at least 1/3 of the units designated for very low income people and

not more than 1/3 of the units designated for moderate income people. For replacement units that will be provided outside of the CBD, the Plan must include one-for-one replacement at a monthly rent payment structure similar to that of the demolished building.

Responsible Agency:	CRA
Financing:	Tax Increment Funds
Objective:	Incorporate effective policy aspects of CBD replacement housing plan into the City policies by 12/93.

P-31 PROGRAM EVALUATION

No report received.

PROGRAM DESCRIPTION- P-32

Affordable Condominium Conversion Program: Provide financing and technical assistance in converting apartments to homeownership opportunities for low- and moderate-income tenants. The program will require at least 70% of tenants interested and economically eligible to purchase their units and will provide non-purchasing tenants the right to continue to live in their units indefinitely at rent controlled rates.

Responsible Agencies:	LAHD, Planning Department
Financing:	CDBG, HOME
Objective:	Convert approximately 65 units to condominiums affordable to low and moderate income people annually by 6/94.

P-32 PROGRAM EVALUATION

The Housing Department has not implemented this program. Its future is indeterminate because of lack of funding.

PROGRAM DESCRIPTION P-33

Demolition Mitigation Program: Establish a task force to investigate feasibility of enacting regulations to control demolitions of affordable housing by revising CEQA guidelines to require mitigation of demolition of affordable housing and other alternatives.

Responsible Agencies:	Planning Department, Office of City Attorney, Department of Building and Safety, CLA, LAHD
Financing:	Departmental budgets
Objective:	Establish task force and develop guidelines by 6/94 (Council File Nos 88-2209).

P-33 PROGRAM EVALUATION

Even though no progress was reported on this program, it is recommended for a merger with the Coastal Zone monitoring program(P-79). This is because replacement of affordable housing lost to demolition is required in the coastal zone but this requirement does not extend to all other zones, citywide. A monthly report on demolitions is issued by the Department of Building and Safety.

PROGRAM DESCRIPTION - P-34

Slum Building Rehabilitation Program: Develop a program to rehabilitate slum buildings for affordable housing by non-profit developers. Implementation can be through expansion of Neighborhood Preservation Program or development of new program.

Responsible Agency:	LAHD
Financing:	CDBG, HOME
Objective:	Design program and financing, work with Slumlord Task Force, Legal Aid and community organizations to identify 20 slum buildings that could be acquired under the program. Acquire 2 buildings totaling 150 units annually.

P-34 PROGRAM EVALUATION

The Housing Department brought 3,485 substandard units into compliance. Their representatives served on the Slumlord Task Force to develop tools that address problem properties. As a result, new ordinances are under consideration by the City Council. LAHD has developed both a property management training and emergency repair programs for certain property owners. This program should be continued depending on funding availability.

PROGRAM DESCRIPTION P-35

Mobile home Preservation and Ownership Project: The City will provide technical assistance and financing to organized Mobile home park tenants who wish to collectively purchase their parks and retain them for affordable housing opportunities.

Responsible Agency:	LAHD
Financing:	LAHD Budget, State HCD
Objective:	Begin inventory of the value, tenant compositions, and condition of the City's mobile home parks and design a program to preserve existing affordable housing by 6/94.

P-35 PROGRAM EVALUATION

The Housing Department did not implement this program due to lack of funding.

PROGRAM DESCRIPTION P-36

SRO Preservation and Development Zoning: Study Zoning Code standards and land use designations to assess the impact of these regulations on the preservation and development of single room occupancy hotels (SRO'S).

Responsible Agencies:	CRA, Planning Department, LAHD
Financing:	Departmental Budget

Objective:

Complete study of downtown SRO's as part of Downtown Strategic Plan by 6/93.

P-36 PROGRAM EVALUATION

This program has not been implemented.

PROGRAM DESCRIPTION - P-37

Demolition/Relocation Program: Maintain the list of residential structures proposed for demolition and make available to individuals seeking to relocate these structures.

Responsible Agency:

Building and Safety

Financing:

Departmental Budget

Objective:

Monitor annually

P-37 PROGRAM EVALUATION

The Department of Building and Safety issues monthly reports of all demolition permits issued and their locations. According to local ordinance these buildings must be offered to the Housing Authority for removal and re-use. This is an on-going program.

PROGRAM DESCRIPTION - P-38

City Assistance for Public Housing Repairs: Seek additional funding from public and private sources to provide challenge grants that will be used to supplement HUD modernization funds to HACLA for rehabilitation efforts which meet the following criteria:

- a) Plans to train and employ public housing residents in the repairs;
- b) Substantial resident participation in selection of priorities;
- c) Investigation of entrepreneurial opportunities for residents to start businesses associated with rehabilitation of housing;
- d) Reduction of resident exposure to toxins.

Responsible Agency:	HACLA
Financing:	Authority Budget
Objective:	Develop program and identify developments for making challenge grants to rehabilitate housing by 6/94.

P-38 PROGRAM EVALUATION

The Housing Authority has entered into MOU's with the trade unions to provide training and apprenticeship programs for residents. The HUD Section 3 regulations require contractors to hire residents for modernization and construction projects. Additionally, the HACLA has a construction company where residents are hired and trained for work on force account modernization and construction projects. Some residents have been trained in lead-paint abatement. This program should be reviewed and the objective updated.

PROGRAM DESCRIPTION -P-39

Historical Residence Inventory: Identify historically and architecturally significant residences, buildings, and neighborhoods and develop appropriate regulations to protect their distinguishing character in the update of the thirty-five community plans.

Responsible Agency:	Planning Department
Financing:	Departmental budget
Objective:	Develop criteria for inclusion in Community Plans by 6/94.

P-39 PROGRAM EVALUATION:

Over 3600 structures which were constructed before 1950, have been inventoried citywide. Six Community Plans feature preservation of historical buildings and some design guidelines for new construction. Seven Historic Preservation Overlay Zones (HPOZ)/ Specific Plans have been adopted, and additional ones are currently being studied.

PROGRAM DESCRIPTION P-40

Illegal Unit Task Force: Convene a Task Force to establish workable habitability standards for accessory units that will permit landlords of accessory units to meet minimum habitability standards and provide decent affordable housing to low income people.

Responsible Agencies:	Planning, Fire, Police, Public Works, Sanitation, Building and Safety, LAHD, and community participants
Financing:	Departmental Budget
Objective:	Establish guidelines and convene task force by 6/94.

P-40 PROGRAM EVALUATION

The Task Force met to consider this program and concluded that the public safety would be compromised if this program were implemented, therefore this program has been discontinued. However, this type of housing continues to provide affordable shelter to an estimated 40,000 city residents.

PROGRAM DESCRIPTION - P-41

Slumlord Task Force: The City Attorney's Office works with the Los Angeles County Department of Health Services, and the City Departments of Building and Safety and Fire to target slum properties for inspection and potential criminal prosecution. Investigate feasibility of expanding program strategies to include: 1) Escalate fine system and increase prosecution efforts for slum buildings; 2) receivership program for slum buildings; and 3) Apartment Rescue Program.

Responsible Agencies:	Office of City Attorney, Department of Building and Safety, Fire Department
Financing:	Departmental Budget
Objective:	Ongoing

P-41 PROGRAM EVALUATION

Although fines and investigative costs decreased from \$ 307,011 in 1993/94 to \$209,481 for the period under review, the total number of units brought up to Code increased by 18% to 2,249 units, an impressive increase. This program is ongoing..

PROGRAM DESCRIPTION - P-42

Historic Preservation Project: Program identifies affordable housing opportunities in historic preservation projects as well as preservation opportunities for affordable housing developments.

Responsible Agencies:	LAHD, Planning Department
Financing:	CDBG, HOME
Objective:	The planning Department will identify existing affordable housing within historic preservation overlay zones and buildings which have been given cultural heritage or National Historic Registry designations and begin designing preservation training program by 6/94.

P-42 PROGRAM EVALUATION

Under the community Plan Revision and Community Plan Update Programs, Planning staff continues to work in identifying and mapping potential HPOZ areas in the community plans. Staff has included in the text a section that establishes Goals, Objectives policies and programs to address the issues of preservation enhancement and the implementation of joint programs between the department of Cultural Affairs, the School district and various communities. Also included in the appendix of the revised plans is a list of all available resources.

PROGRAM DESCRIPTION P-43

Citywide and Downtown SRO Demolition Moratoria: There are presently 2 moratoria which prevent the demolition of SRO buildings.

Responsible Agencies:	LAHD, Planning
Financing:	Departmental Budget
Objective:	Extend City moratorium for 1 year and design alternative preservation strategies by 10/93.

P-43 PROGRAM EVALUATION

The SRO moratorium will be extended for one year from February 1996 while the City continues to explore alternative methods to preserve this type of affordable housing.

PROGRAM DESCRIPTION P-44

Housing Authority Move-On Program: Under the City's "15% Ordinance," the Housing Authority has the first right of refusal to acquire existing structures on sites proposed for newly built apartments and condominiums. In cases where a developer wishes to build on property presently improved with a residential structure, the owner must first offer the building to the Housing Authority for removal to Housing Authority property. In such a case, the owner is responsible for up to \$25,000 of the moving costs. Remaining rehabilitation and relocation funding is available from the Community Redevelopment Agency on a limited basis.

Responsible Agencies:	HACLA, CRA, LAHD
Financing:	CRA Budget
Objective:	Conduct feasibility study and pilot move-on project with 10 to 15 units by 10/93.

P-44 PROGRAM EVALUATION

The Housing Authority is currently doing the rehabilitation work on one house which was obtained under the move-on program and moved to HACLA owned land. Additional small sites have been identified for the program pending the availability of houses and the rehabilitation funds.

PROGRAM DESCRIPTION P-45

Distressed Properties Program: Funds three non-profits to contact owners of one to four unit properties cited under the City's Contract Nuisance Abatement or Operation Rebuild Programs with the intent of providing financial assistance to rehabilitate and preserve their properties, or build new affordable housing on sites vacated as a result of demolition. Originally funded as a six month pilot, the program focuses on communities in South Central and East Los Angeles and

provides an opportunity for non-profits to acquire and improve distressed properties and resell them to low and moderate income households.

Responsible Agency:	LAHD
Financing:	CDBG, HOME
Objective:	Rehab, preserve or replace 100 units annually.

PROGRAM EVALUATION - P-45

Although L.A.H.D. has made significant progress on this program, it will be discontinued due to lack of funding.

PROGRAM DESCRIPTION - P-46

Citywide Seismic Unit Preservation Strategy: Develop a Citywide strategy and task force to preserve seismically deficient affordable housing, which includes code revisions and expansion of purchase and rehabilitation programs.

Responsible Agency:	LAHD
Financing:	Departmental Budget
Objective:	Perform analysis of non-compliant buildings. Identify 3,000 units in at-risk buildings and link them with appropriate City programs and begin to amend seismic code to limit demolition by 10/93.

P-46 PROGRAM EVALUATION

The Housing Department completed an initial analysis of 769 dwelling units; however, lack of funding renders the future of the program unstable.

PROGRAM DESCRIPTION P-47

Monitor Impact of Assisted Reinforced Brick Buildings: The city currently assists the rehabilitation of unreinforced masonry units but needs more data on the impact of this assistance.

Responsible Agency:	LAHD
Financing:	Department Budget
Objective:	Maintain data on city assisted seismic rehabilitation in City's affordable Housing Data Base and assess effectiveness of program by 10/93.

P-47 PROGRAM EVALUATION

The Department of Building and Safety monitors all reinforced brick buildings for seismic safety on an ongoing basis. Due to lack of funding, LAHD cannot continue to maintain current data on assisted units.

PROGRAM DESCRIPTION P-48

Resolution Trust Corporation Purchase Program: Inventory available multi-family developments within City of Los Angeles owned by RTC, Los Angeles County and other agencies. Propose purchase program by City and non-profit housing agencies.

Responsible Agencies:	LAHD, CRA, HACLA
Financing:	CDBG, HOME, Tax Increment
Objective:	Conduct study and develop a program by 6/94.

P-48 PROGRAM EVALUATION

The Housing Department has established a system to screen approximately 2000 properties entering foreclosure each month. Properties with the highest potential are identified and acquisition development is facilitated by LAHD. This is an ongoing program.

PROGRAMS RELATED TO SPECIAL NEEDS

PROGRAM DESCRIPTION P-49

Transitional Housing for the Homeless: Low interest or deferred loans to rehabilitate housing for the homeless and those with special needs.

Responsible Agencies:	CRA, LAHD, CDD
Financing:	Tax increment funds, state and federal funds
Objective:	CRA: Provide assistance for 100 beds/units annually. CDD: Assist City homeless agencies in applying for 5-year grants for request of at least \$50,000 by 6/94. Match funds for requests.

P-49 PROGRAM EVALUATION

CDD has reported that there was no progress on this program due to lack of funding. The CRA has indicated that the program is ongoing although the number of beds funded during the reporting period is.

PROGRAM DESCRIPTION P-50

Housing Opportunities for Persons with AIDs: This new federal program provides social service funds for a variety of programs serving persons with AIDs including housing information and coordination services, short-term supported housing and services for homeless persons with AIDS, short-term rental assistance, and community (multi-unit) residences and services. Research other sources of funds for transitional housing.

Responsible Agency:	CDD, LAHD
Financing:	CDBG, CRA
Objective:	Develop program for \$250,000 available from Redevelopment funds by 6/93.

P-50 PROGRAM EVALUATION

A total of 7,416 persons were assisted through this program during the program year. Financing for the production of 51 dwelling units was approved by the City Council. The funding for this program will be reduced by 11% in the coming program year.

PROGRAM DESCRIPTION P-51

Housing for Persons with AIDS (Existing): LAHD includes funding for housing for persons with AIDS under its 10% special needs set aside and the Community Development and Community Redevelopment Agency provide loans for purchase, rehabilitation or new construction of housing for persons with AIDS.

Responsible Agencies:	LAHD, CDD, CRA
Financing:	CDBG, HOME
Objective:	LAHD: Finance production of at least 20 low income units annually. CRA/CDD: Finance production or rehabilitation of 20 low-income units annually.

P-51 PROGRAM EVALUATION

The Housing Department has exceeded the original goal with 41 units currently under construction. This is an on-going program.

PROGRAM DESCRIPTION P-52

Emergency Community Services Homeless Program: Funds used to provide homeless prevention services and to pay specific operating and social services expenses in connection with homeless shelters.

Responsible Agency:	CDD
Financing:	Stewart B. McKinney Homeless Assistance Act; State Department of Economic Opportunity

Objective: Provide \$2,000,000 annually for 29-35 facilities with approximately 1,070 beds.

P-52 PROGRAM EVALUATION

L.A. City and County have established the Los Angeles Homeless Services Authority (LAHSA) to administer this project.

PROGRAM DESCRIPTION P-53

Mobile Homes Transitional Housing: Six months of transitional housing for families with children is provided in trailers situated on Housing Authority sites with services provided by community based service agencies and property management provided by the Housing Authority.

Responsible Agencies: HACLA, CDD
Financing: CRA
Objective: Continue operation of at least 52 trailers and services to a minimum of 100 families by 6/94.

P-53 PROGRAM EVALUATION

The operation of the 52 trailers is ongoing.

PROGRAM DESCRIPTION P-54

State Homeless Assistance Program: Provides homeless families with funds for up to 16 days emergency shelter in a motel and move-in expenses for permanent housing. Funds are a mix of state federal dollars.

Responsible Agencies: CDD, County DPSS
Financing: CDBG
Objective: Provide shelter assistance for approximately 6,000 homeless families annually.

P-54 PROGRAM EVALUATION

The responsible Agencies did not forward any status report on this during the reporting period.

PROGRAM DESCRIPTION P-55

Single Adult Transitional Housing: Program that funds transitional housing with supportive services for single adults.

Responsible Agency:	CDD
Financing:	To be determined
Objective:	Provide pre-development funds for 100 low or very low income dwelling units annually.

P-55 PROGRAM EVALUATION

Due to lack of funding, CDD did not implement this program during the reporting period.

PROGRAM DESCRIPTION P-56

Disabled Policies Statement: The City shall study and present a policy to ensure accessible housing at levels affordable for the disabled.

Responsible Agencies:	Commission on Disability, Affordable Housing Commission
Financing:	Mayor's Office for the Disabled
Objective:	Present policy for Council approval by 1/93.

P-56 PROGRAM EVALUATION

Due to lack of funding, the responsible agencies did not implement this program during the reporting period.

PROGRAM DESCRIPTION P-57

Elderly/Disabled Clearinghouse: Devise and administer a program which would provide a clearinghouse to match landlords who have publicly assisted housing available with elderly or disabled persons who qualify for publicly assisted housing.

Responsible Agencies:	Department of Aging, Mayor's Office of the Disabled
Financing:	State and Federal funds
Objective:	Complete and begin disseminating information by 6/94

P-57 PROGRAM EVALUATION

The Department of Aging reports that no progress was made on this program due to lack of funding.

PROGRAM DESCRIPTION P-58

Shared Living Quarters Assistance Program: Investigate expansion of existing social service programs or development of new program which assists individuals seeking shared living quarters.

Responsible Agency:	CDD
Financing:	Departmental Budget
Objective:	Continue funding for shared housing programs and provide referral services to 500 persons annually.

P-58 PROGRAM EVALUATION

No report has been received from the CDD during the reporting period.

PROGRAM DESCRIPTION P-59

Local Disabled Access Legislation: Investigate feasibility of adopting local legislation to expand California Title 24 and Federal Fair Housing Amendment Act to increase number of adaptive/accessible units in all multiple residential units.

Responsible Agencies:	Los Angeles City Commission on Disability, Planning, Building and Safety, Mayor's Office
Financing:	Departmental Budgets
Objective:	Ordinance to be presented to Council by 6/94.

P-59 PROGRAM EVALUATION

No report has been received.

PROGRAM DESCRIPTION P-60

Community Reinvestment Act Monitoring: Monitor financial institution compliance with the Community Reinvestment Act.

Responsible Agencies:	City Treasurer, City Attorney, LAHD, CLA, CDD, Controller
Financing:	Departmental budgets
Objective:	Funding for program will take place by 6/94. Program will become ongoing.

P-60 PROGRAM EVALUATION

Prospective banks bidding for City business continue to be monitored for Community Reinvestment Act compliance. This program is ongoing..

PROGRAM DESCRIPTION P-61

Citywide Legislative Policies on the Homeless: Implement City's Legislative Policies on the Homeless, including identification of temporary inclement weather shelters, and provision of services for the homeless shelters.

Responsible Agencies: CDD, Planning, Building and Safety, LAHD,
Office of the Mayor, CLA, CAO, LAPD
Financing: Departmental budgets
Objective: Provide 75,000 shelter bed-nights, 145,000
meals, and 6,000 units of service yearly.

P-61 PROGRAM EVALUATION

No progress report was received from any of the responsible agencies.

PROGRAM DESCRIPTION P-62

HOPE for Elderly Independence: The federal government has created a new Section 8 program that pays for both a rent supplement and necessary supportive services for elderly households. In FY 92 Congress authorized funds for 1500 certificates and vouchers for the entire country.

Responsible Agencies: HACLA
Financing: HUD
Objective: Apply for 150 Section 8 certificates and
vouchers annually.

P-62 PROGRAM EVALUATION

The HACLA received 31 HOPE for Elderly Independence certificates in March 1995. This is an ongoing program which should be continued if funding is available.

PROGRAM DESCRIPTION P-63

Supportive Housing Production for the Elderly: The Federal Section 202 Direct Loan Program has been revised to include supportive services as well as housing for projects serving seniors and the disabled. Non-profit developers will be encouraged to apply for funds.

Responsible Agencies: LAHD, Dept. of Aging
Financing: Section 202

Objective: Encourage development and provide technical assistance to nonprofit developers to develop at least two supportive housing projects, or at least 40 units annually.

P-63 PROGRAM EVALUATION

The LAHD reported that it had funded a total of 83 units utilizing HUD Sec. 202 funding but did not specifically indicate the number of units for the reporting period. This is an ongoing program.

PROGRAM DESCRIPTION P-64

Affordable Facilities for the Frail Elderly: Estimate the need for supportive housing and develop a housing program for the frail and the elderly that includes technical assistance for community housing developers and a set aside for the frail and the elderly in affordable housing production programs.

Responsible Agencies: LAHD, Dept. of Aging
Financing: CDBG
Objective: Fund a minimum of 40 units annually in developments that provide housing and services for the frail elderly.

P-64 PROGRAM EVALUATION

Due to the lack of funding, LAHD has not specifically targeted to provide housing for the frail and the elderly.

PROGRAM DESCRIPTION P-65

Supportive Housing Program: Department of Mental Health has funds for contracting with two nonprofit housing developers to work with community based mental health providers to develop permanent housing for the mentally ill.

Responsible Agencies:	Los Angeles County Department of Mental Health
Financing:	Departmental budget
Objective:	Provide at least 7 mental health providers with funding to complete 93 units by 6/93, and an additional 100 units by 6/94.

PROGRAM EVALUATION P-65

During the five year period, approximately 178 units were completed by the L.A. County Department of Mental Health, and work on 92 units are in progress. This is a successful, ongoing program.

PROGRAM DESCRIPTION P-66

Homeless Prevention Program: Homeless assistance program includes a request for proposals to provide homeless prevention services.

Responsible Agency:	CDD
Financing:	Departmental budget
Objective:	Provide assistance to 500 households annually.

P-66 PROGRAM EVALUATION

Due to lack of funding, CDD did not implement this program for the reporting period.

PROGRAM DESCRIPTION P-67

Lending Discrimination Testing: This program will contract with Fair Housing or other experienced groups to implement "testing" programs in lending with a goal of following through with legal challenges against institutions which practice discrimination in lending.

Responsible Agency:	LAHD
Financing:	CDBG

Objective:	Issue RFP and contract for fair lending testing project and begin evaluating results by 10/93.
------------	--

P-67 PROGRAM EVALUATION

The City provided funding for the Southern California Fair Housing Congress which processed 1,298 housing discrimination complaints, including 526 rental and 52 sales discrimination cases. This is a an ongoing program which should be continued at the same levels of activity.

PROGRAM DESCRIPTION P-68

Linked Deposit Ordinance: Program to require information from banks where City has deposits regarding their Community Reinvestment Act performance in the housing arena; use this information as a basis for selecting financial institutions for housing programs; and, will support the establishment of a City-wide Linked Deposit Ordinance.

Responsible Agencies:	Controller, Mayor's Office
Financing:	Departmental budget
Objective:	Initiate deposit policy. Support citywide deposit policy and begin evaluating impact by 10/93.

P-68 PROGRAM EVALUATION

Community Reinvestment compliance is reviewed monthly and specific compliance reviews are made prior to any contract execution. Bank contracts with the City are under review. This program is ongoing.

PROGRAM DESCRIPTION P-69

Child Care Facility Assessment: Conduct an assessment of the quantity and distribution of the City's child care facilities and develop a methodology for determining the need for additional child care capacity created when new family units are constructed in a neighborhood. Study child care needs in relationship to housing production.

Responsible Agencies: Personnel Department Child Care Task Force,
LAHD, CDD, Planning
Financing: Departmental budget
Objective: Begin assessment and distribute available
information by 10/93.

P-69 PROGRAM EVALUATION

An assessment of the quantity and distribution of the City's child care facilities to determine future child care needs has not been completed.

PROGRAMS RELATED TO LAND USE AND PLANNING

PROGRAM DESCRIPTION P-70

FAR Zoning: Assess the impact of a change in the method of calculating allowed multiple residential densities from a system based on units per acre to one that combines floor area ratios with performance standards within multi-family zones and study the feasibility of expanding Downtown Transfer of Floor Area Ratio (TFAR) to other areas of the City.

Responsible Agencies:	Planning Department, LAHD, CRA
Financing:	Departmental Budget
Objective:	Complete study by 12/93.

P-70 PROGRAM EVALUATION

This program has not been implemented.

PROGRAM DESCRIPTION - P-71

Hillside Ordinance: Evaluate adopted citywide regulations which establish uniform design standards, including building height, setback, lot coverage and safety and access criteria, in hillside areas.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Evaluate impact of Ordinance by 6/94.

P-71 PROGRAM EVALUATION

The new Hillside Ordinance, which recently became effective, regulates single family residential developments on hillside lots. The new ordinance regulates height, yards, lot coverages, parking, street access, fire protection, sewer connections and grading. No evaluation has been conducted to date on the impact of the hillside ordinance on housing production or preservation.

PROGRAM DESCRIPTION - P-72

Inclusionary Zoning Districts: Identify locations and criteria to create inclusionary zoning districts (center study areas, redevelopment areas, enterprise zones, specific plans, overlay zones, new zones) where some proportion of the housing would be required to be affordable.

Responsible Agencies:	Planning Department and LAHD
Financing:	Departmental Budget
Objective:	Make recommendations to Planning Commission by 6/93. General Plan Framework will identify method and policy.

P-72 PROGRAM EVALUATION

The General Plan Framework which has been adopted by the City Planning Commission did not address Inclusionary Zoning Districts. Planning staff has completed an analysis of local legislation that includes provision of affordable housing and will further examine these ordinances, along with other implementation measures, for inclusion in the housing element update currently under preparation.

PROGRAM DESCRIPTION - P-73

Fair Share Allocation: Develop a program to distribute the SCAG 20-year projections of housing needs by income level for each Master Environmental Impact Report (MEIR) area. Distribute these projections to community plan areas through the Framework and CPR Programs. Ensure that there is no net loss of capacity in community plan areas. If there is a proposed action to reduce zoning capacity in certain areas, an equal amount of capacity shall be added within the area, with a preference for locating housing in high activity centers and transportation corridors.

Responsible Agencies:	Planning Department, SCAG, LAHD
Financing:	Departmental Budget
Objective:	Develop and refine model through the General Plan Framework by 6/94.

P-73 PROGRAM EVALUATION

Planning staff has completed and submitted to the City Council for review, an analysis of the type and location of existing subsidized housing in the City. The Housing Element update that is currently being prepared will propose policies that discourage over concentration of subsidized housing as well as an analysis of the effectiveness of recently adopted legislation encouraging mixed-income housing developments throughout the City.

PROGRAM DESCRIPTION - P-74

Anti-Discrimination Legislation: Adopt a City Planning Commission policy to require anti-discrimination clauses as a condition of subdivision map approval.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Submit policy to Planning Commission for approval by 6/94

P-74 PROGRAM EVALUATION

This program has not been initiated.

PROGRAM DESCRIPTION - P-75

Code Design Standards: Maintain existing design standards as adopted in the Site Plan Review Ordinance Guidelines which will enhance neighborhoods, through attractive housing design and provision of amenities.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Ongoing

P-75 PROGRAM EVALUATION

The proposed Affordable Housing Incentives Program draft ordinance (See P-77) includes flexible design standards that address building articulation, open space, and integration of affordable units within mixed-income multifamily structures. This program is ongoing..

PROGRAM DESCRIPTION - P-76

Mixed Use Program: Assess effectiveness of the current mixed use ordinance, identify structural and financial barriers to development of projects incorporating residential with commercial development. Create housing overlay zone along deteriorated or underutilized commercial zones. Develop incentives for the construction of residential projects in tandem with new commercial projects to encourage mixed use development.

Responsible Agencies:	Planning Department, LAHD
Financing:	Departmental Budget
Objective:	Mixed Use Ordinance was approved and became effective on 12/27/91. Begin study and make recommendations for changes to ordinances by 12/93.

P-76 PROGRAM EVALUATION

A newly crafted mixed use ordinance addressing some of these issues is undergoing internal review. This program is ongoing..

PROGRAM DESCRIPTION - P-77

Innovative Multiple Family Housing Projects: Report on the feasibility of amending the building and zoning codes to allow innovative multiple family housing configurations which incorporate concepts of shared housing, larger units and group quarters, with parking standards reduction and to the feasibility of incorporating open space requirements for units serving large families with children.

Responsible Agencies:	Planning, Building and Safety, LAHD
Financing:	Departmental Budget
Objective:	Convene task force and draft proposal to Planning Commission by 12/93.

P-77 PROGRAM EVALUATION

The present zoning code allows for the development and/or upgrading of group quarters, shared housing, and large multiple family dwelling units. In addition to the provision in excess of the State mandated 25% density bonus units, the Affordable Housing Incentives Program Ordinance, provides further incentives by encouraging reductions in the provision of open space and parking requirements .

PROGRAM DESCRIPTION - P-78

Jobs/Housing Analysis Areas: Promote and develop on a regional and Citywide level the formation of targeted growth analysis areas and consider means to require large projects and employers to participate in jobs/housing balance programs in those areas.

Responsible Agencies:	Planning Department, LAHD
Financing:	Departmental Budget
Objective:	To be completed through Citywide Framework by 6/94.

P-78 PROGRAM EVALUATION

The City's Draft Framework Element spells out goals and objectives that promote the production of all multi-family housing in identified growth target areas along transit corridors and centers to achieve job/housing balance. A mixed-use ordinance, which is in the review stage, will include various incentives such as reduced parking and additional FAR for housing along transit corridors, as well as other incentives. This program has been completed.

PROGRAM DESCRIPTION - P-79

Coastal Zone Monitoring Program: Monitor new construction, conversion, and demolition in the coastal areas of the City and develop a housing policy in conformance with the Mello Act.

Responsible Agencies:	Planning Department, HPPD
Financing:	Departmental Budget
Objective:	Develop mechanism to monitor development by 6/94 through the General Plan Framework.

P-79 PROGRAM EVALUATION

The City has strengthened its implementation of coastal zone monitoring through establishment of new zoning administrator conditions and findings and a new data collection system. This program has been completed.

PROGRAM DESCRIPTION - P-80

Model Environmental Village: Develop a model program similar to the ecological urban village conceptual plan which demonstrates sustainable neighborhood development in which physical, social and economic systems are effectively integrated.

Responsible Agencies:	Office of the Mayor, LAHD, Planning, Building and Safety, CRA, Environmental Affairs Department
Financing:	Private sources, tax-exempt bond financing, DWP Conservation Program, Neighborhood Reinvestment Corporation, Innovative Housing Funds, State and National Funds, Departmental budgets.
Objective:	Program will be incorporated by sustainable Environmental Council by 6/94.

P-80 PROGRAM EVALUATION

A Model Environmental Village has been established in the City of Los Angeles at White House Place and Bimini St.. They are now working with the Community

Redevelopment Agency to secure mortgage financing on a multifamily building. This program is ongoing..

PROGRAM DESCRIPTION - P-81

Increased Density for Affordable Housing: When calculating dwelling units for affordable housing developments allowed under existing zones, fractions over 0.5 will be rounded upwards in order to add an additional unit.

Responsible Agencies:	Planning, Building and Safety
Financing:	Departmental Budget
Objective:	Ongoing

P-81 PROGRAM EVALUATION

This program has been completed. The program objectives have been implemented under the Affordable Housing Incentives Ordinance which was adopted by City Council. Under City Council directives, Planning Staff has established a monitoring program to gauge the effectiveness and input of the newly adopted ordinance on affordable housing production.

PROGRAM DESCRIPTION - P-82

Housing Impact Provision: Assess on an ongoing basis the impact of all proposed zoning regulations and development standards on the cost and supply of the City's housing stock. Staff will then develop procedures to evaluate reductions in density to be consistent with RHNA.

Responsible Agencies:	Planning, LAHD
Financing:	Departmental Budget
Objective:	Submit policy to Planning Commission for approval by 6/93.

P-82 PROGRAM EVALUATION

This program has not been implemented due to lack of funding.

PROGRAM DESCRIPTION - P-83

Second Dwelling Overlay Zone & Amendment to Second Dwelling Unit Ordinance: Devise an ordinance that allows the creation of an additional dwelling unit on each lot in neighborhoods where "shadow" housing is a predominant land use pattern. Yard setbacks and adequate parking should be considered.

Responsible Agencies:	Planning, Building and Safety, LAHD
Financing:	Departmental Budget
Objective:	Begin study and submit revised ordinance to Planning Commission by 10/93.

P-83 PROGRAM EVALUATION

Initial background work has established that existing regulations in the Planning and Zoning Code permit second dwelling units on a discretionary basis through the Conditional Use Permit process. In addition, the Community Plan Update Program provides a "second look" at the potential for R2 zoning.

PROGRAM DESCRIPTION - P-84

Land Inventory: Complete an inventory of land use and compare it to zoning capacity and make adjustments to meet the City's share of the regional housing need. Direct new housing to major activity centers and transportation corridors and coordinate with the Citywide General Plan Framework and the City's Rail Corridor Policies in order to reduce congestion and related environmental impacts. Focus significant future growth of the City around transit stations where infrastructure can best accommodate it.

Responsible Agency:	Planning
Financing:	Departmental Budget
Objective:	Develop inventory through General Plan Framework by 6/94

P-84 PROGRAM EVALUATION

A zoning capacity analysis was completed as part of the 1994 Housing Element. The new station area planning program, the Framework Element, and Community Plan

updates will direct new housing to activity centers and transportation corridors. The City has made significant progress in this program. This program is ongoing.

PROGRAM DESCRIPTION - P-85

Consolidated Public Hearings: Facilitate discretionary review process of affordable housing projects by consolidating public hearings and reducing processing time.

Responsible Agencies:	Planning Dept, Mayor's Office, HPPD
Financing:	Departmental Budget
Objective:	Assess effectiveness of consolidating hearings by 6/94

P-85 PROGRAM EVALUATION

As reported in the last annual Evaluation Report, this program has been completed.

PROGRAM DESCRIPTION - P-86

Housing Over Parking Lots: Draft an ordinance or other alternative to allow construction of housing projects above public and private parking lots.

Responsible Agencies:	Planning Department, LAHD
Financing:	Departmental Budget
Objective:	Begin study and submit ordinance or other alternatives for consideration by Planning Commission by 6/94

P-86 PROGRAM EVALUATION

The Planning Department is in the process of initiating research on the feasibility of this program; therefore, its continuance is being re-evaluated.

PROGRAM DESCRIPTION - P-87

Home Occupations and Telecommuting: Adopt an ordinance with specific performance criteria to permit home occupations in residential zones, and extend City's Telecommuting Pilot Project.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Begin study and submit ordinance or other alternatives for consideration by Planning Commission by 6/94

P-87 PROGRAM EVALUATION

A draft ordinance permitting telecommuting and home occupations in all agricultural and residential zones by right and specifying which types of home occupations are granted through the discretionary process was approved by the City Planning Commission on August 4, 1994. The ordinance is now being considered for adoption by the City Council.

PROGRAM DESCRIPTION - P-88

Mobilehome Park Zone: Effectuate the City's "RMP" Mobilehome Park Zone by rezoning the 62 mobile home sites in the City to RMP.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Complete zone changes and Planning Commission approval by 6/94.

P-88 PROGRAM EVALUATION

The new RMP zone has been enacted into law. However, rezoning of the 62 mobile home sites in the City has just begun..

PROGRAM DESCRIPTION - P-89

Affordable Housing Fee Task Force: Continue work of task force to assess the impacts and develop recommendations for fee waivers or fee deferments for affordable housing developments.

Responsible Agencies:	Planning Department, Building and Safety, LAHD, Mayor's Office
Financing:	Departmental Budgets
Objective:	Begin developing guidelines and submit proposal to City Planning Commission by 6/94.

P-89 PROGRAM EVALUATION

Fee waivers and deferrals are proposed in the draft Affordable Housing Incentives Program Ordinance. (See P-94)

PROGRAM DESCRIPTION - P-90

Citywide General Plan Framework: Establish a citywide land use document which encourages affordable housing and development predictability. Investigate and recommend policies to accommodate projected growth. Accommodate housing for special needs groups along bus transportation corridors and near station stops.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Complete land capacity study by October 1993. Complete General Plan Framework and submit to City Council by 11/94.

P-90 PROGRAM EVALUATION

The General Plan Framework Element has been approved by the City Planning Commission and is awaiting City Council consideration.

PROGRAM DESCRIPTION - P-91

Flexible Siting Program: Utilize Zoning Code provisions to allow flexibility in siting of structure on lots to permit maximum energy efficiency.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Evaluate provisions to facilitate maximum energy efficient siting by 2/94

P-91 PROGRAM EVALUATION

The energy conservation provisions of the Building Code are designed to achieve a higher level of energy efficiency than can be achieved by siting.

PROGRAM DESCRIPTION - P-92

Mayor's Office Affordable Housing Expediting Program: Pursuant to the Mayor's Directive, City Departments of Planning and Building and Safety shall expedite applications for housing developments affordable to very low and low income households.

Responsible Agencies:	Mayor's Office, Planning, Building and Safety, LAHD
Financing:	Departmental Budgets
Objective:	Evaluate effectiveness annually

P-92 PROGRAM EVALUATION

This is an ongoing program which is achieving its goals.

PROGRAM DESCRIPTION P-93

CBD Housing Program: Assess amendment to Los Angeles City Planning and Zoning Code to remove density limitations on housing in South Park and the Central Business District.

Responsible Agencies:	CRA, Planning
Financing:	Departmental Budgets
Objective:	Begin and complete implementation by 6/94.

P-93 PROGRAM EVALUATION

No progress report has been received on this program.

PROGRAM DESCRIPTION - P-94

Density Bonus Ordinance: Enact a density bonus ordinance establishing procedures for obtaining a density bonus and at least one additional incentive. Procedures should include provisions for density increases by right without public hearings when feasible. Evaluate eliminating any required guest parking.

Responsible Agencies:	Planning, LAHD
Financing:	Departmental Budget
Objective:	Begin study and submit ordinance for CPC consideration by 6/94

P-94 PROGRAM EVALUATION

A draft ordinance, which was approved by the City Planning Commission on July 14, 1994, has been adopted by the City Council, and signed into law by the Mayor. It became effective on December 30, 1995.

PROGRAM DESCRIPTION - P-95

Reduce Processing Delays: Create a task force to develop recommendations to reduce processing times for housing development taking into account the Zucker audit recommendations.

Responsible Agencies:	Planning, Building and Safety, LAHD
Financing:	Departmental Budget
Objective:	Begin formation of task force by 6/93 and submit proposal by 6/94.

P-95 PROGRAM EVALUATION

This program has been completed and implementation is underway.

PROGRAM DESCRIPTION - P-96

Expedite Site Plan Review: Maintain expedited processing of Site Plan Review.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Evaluate effectiveness by 6/93

P-96 PROGRAM EVALUATION

This program considered complete. However, an ongoing evaluation of the program is unfeasible at this time.

PROGRAM DESCRIPTION - P-97

Zero Lot Line: Utilize existing Planning standards to implement zero lot lines where housing is allowed to be placed on a property line.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Evaluate effectiveness by 12/94

P-97 PROGRAM EVALUATION

A recent analysis has indicated that most "zero-lot-line" zoned lots are located in the San Fernando Valley. The largest concentrations of such developments are in the Porter Ranch Specific Plan covering approximately 175 acres and allowing for the development of 695 dwelling units.

PROGRAM DESCRIPTION - P-98

Reduce CEQA Delays: Continue to investigate and implement methods to improve and expedite CEQA process.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Complete recommendations and present to Planning Commission by 6/93

P-98 PROGRAM EVALUATION

Residential projects of 35 units or less which contain affordable housing units are now statutorily exempt from CEQA. This exemption reduces the caseload and eliminates delays which formerly would have been caused by CEQA regulations.

PROGRAM DESCRIPTION - P-99

Parking Study: Investigate the feasibility of amending the City's parking requirements to increase affordable housing opportunities.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Submit recommendations to Planning Commission for approval by 6/94.

P-99 PROGRAM EVALUATION

The Affordable Housing Incentives Program Ordinance (See P-94) includes reduced parking requirements for affordable dwelling units (1.5:1) with no required guest parking for affordable units.

PROGRAM DESCRIPTION - P-100

CPR Neighborhood Identification Process: In the Community Plan Revision process, identify stable neighborhoods which should be preserved at their present densities.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Submit procedures to City Planning Commission by 6/94.

P-100 PROGRAM EVALUATION

The Community Plan Revision process identifies existing neighborhoods and recommend increased densities while at the same time it maintains stable neighborhoods. This program is nearly complete.

PROGRAM DESCRIPTION - P-101

Slope Density Ordinance: Revise Community Plans to indicate that the provisions of the Slope Density Ordinance applies to all Plan areas where appropriate.

Responsible Agency:	Planning Department
Financing:	Departmental Budget
Objective:	Evaluate impact on housing production by 6/94.

P-101 PROGRAM EVALUATION

The new hillside ordinance (No. 168,728-Sec. 12.21 A.16) identifies hillside areas citywide and regulates developments to improve compatibility with the local topography.